

# 2105 Terrace Heights Dr. Yakima WA 98901

Parcel's 19132012002 & 19131743401

## Property Overview

Positioned on a prime corner in the heart of Yakima, this versatile property features multiple structures offering a blend of office and warehouse space totaling approximately ±11,399 SF. An additional ±4,648 SF of covered carport area supports fleet, storage, or operational needs. With ±30,000 vehicles per day passing by, the site delivers outstanding visibility and signage potential.

## Property Highlights

- Multiple Structures: Includes both office and warehouse space
- Land Size: ±4.05 AC's
- Zoned: GC (General Commercial)
- Total Building Area: Approximately ±11,399 SF of interior space
- Additional Structures: ±4,648 SF of covered carport area
- Traffic Exposure: ±30,000 vehicles per day (VPD)
- Excellent Access: Quick connectivity to the interstate
- Future Growth: Will benefit from the city's East/West Corridor Project

## For More Information

**Kenny Teasdale**

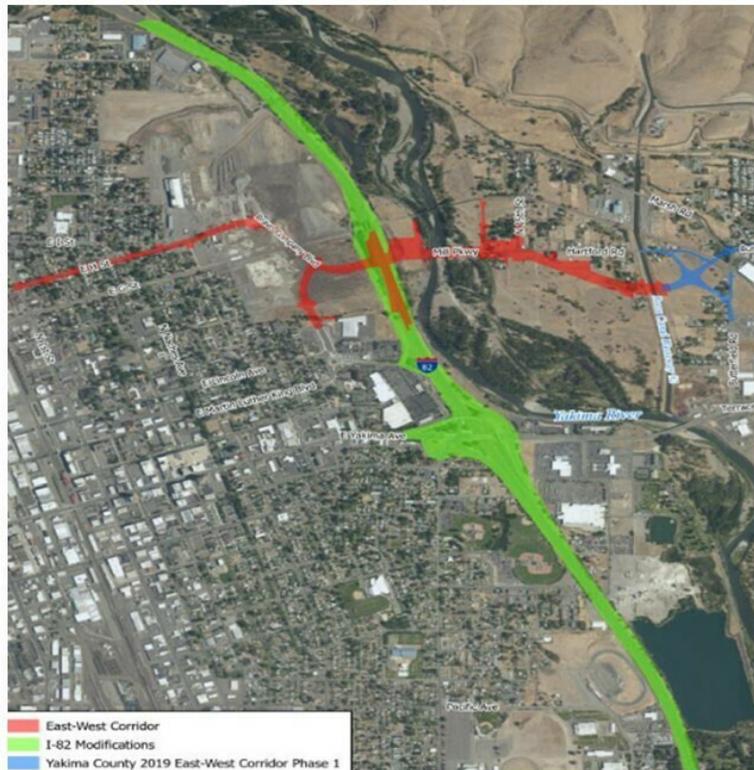
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**BROCHURE** | 2105 Terrace Heights Dr (PARCEL #19132012002 and 19131743401 ) Yakima, WA 98901

## About the East-West Corridor Project

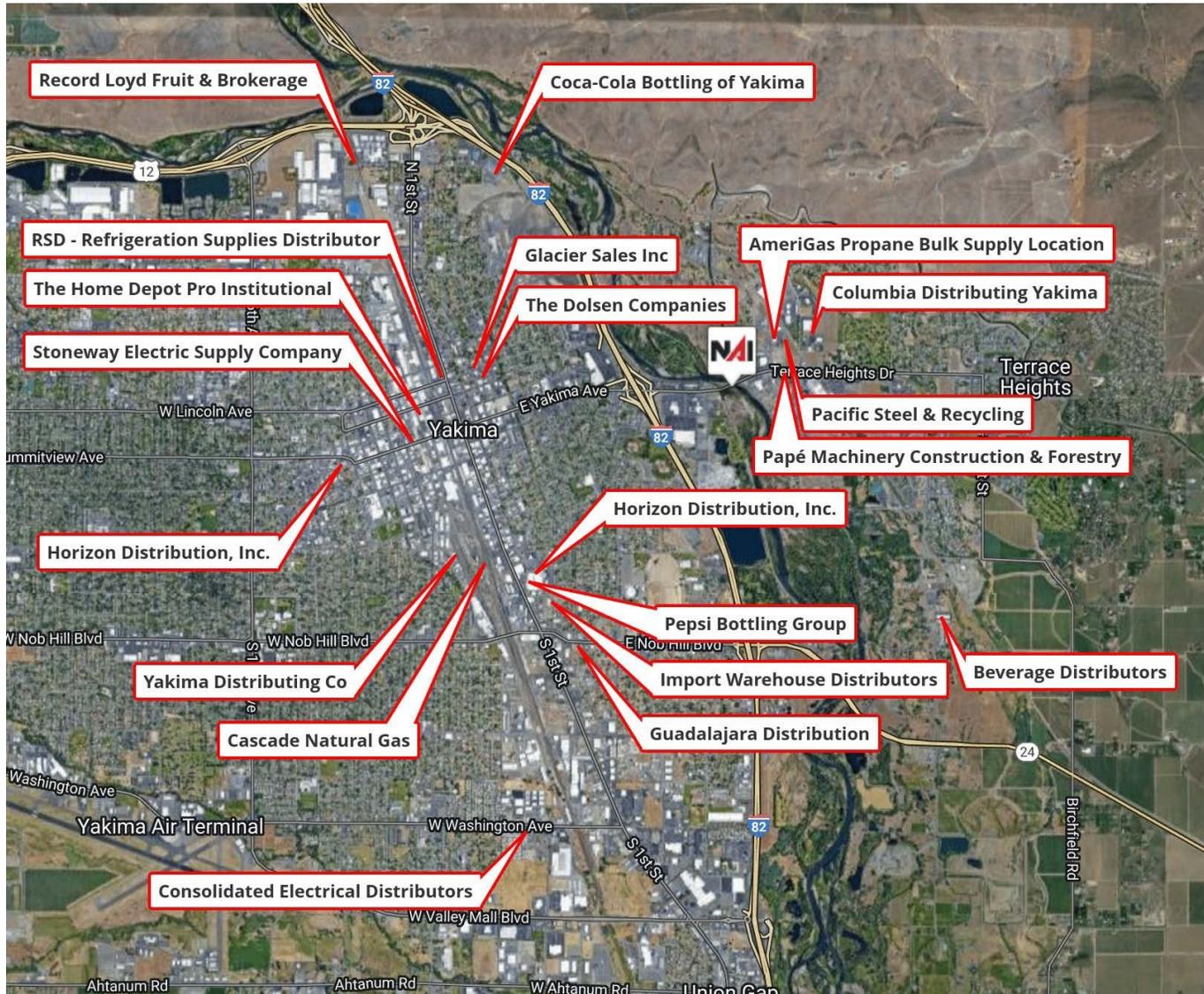


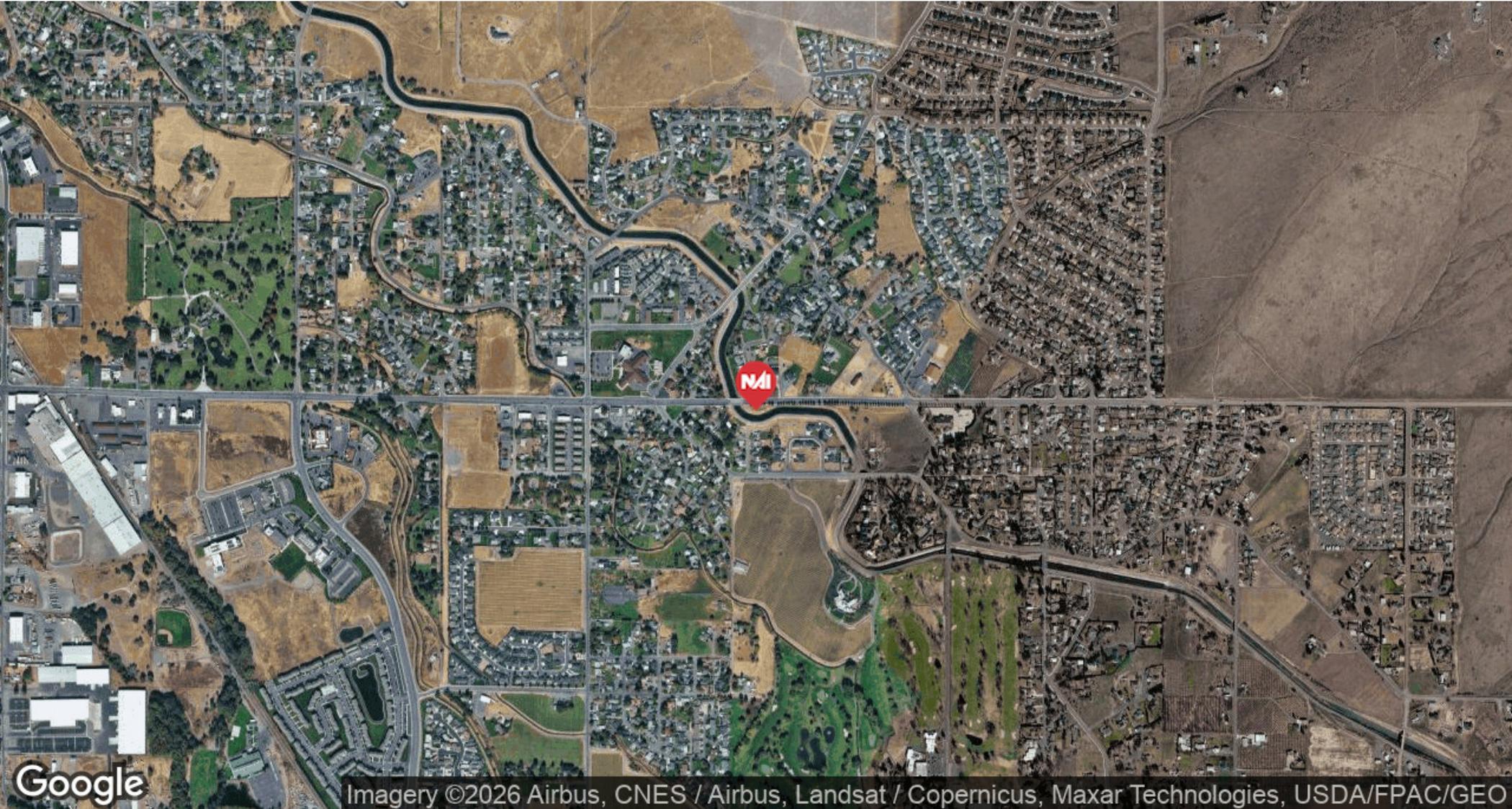
Joint jurisdictional multiphase project aimed to increase capacity, mobility, level of service and freeway access.

The project is aimed to accommodate population growth and economic development while improving aging and inadequate infrastructure.

It will connect the urbanized and industrial areas of Yakima and Terrace Heights and provide an additional interchange to Interstate Route-82.

Source: Yakima County





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Population	10 Miles	15 Miles	20 Miles
Total Population	156,566	184,832	207,170
Average Age	38	38	38
Average Age (Male)	38	37	37
Average Age (Female)	39	39	39
Households & Income	10 Miles	15 Miles	20 Miles
Total Households	56,771	65,496	72,052
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$82,974	\$83,775	\$83,407
Average House Value	\$335,595	\$336,870	\$333,460

Demographics data derived from AlphaMap

